

Exhibit 1

**Public School Facility Impact Statement Report for
Land Use Plan Amendment PC 04-16 dated March 4, 2004**



Facility Management, Planning & Site Acquisition Department

600 S.E. 3rd Avenue, 4th Floor

Fort Lauderdale, Florida 33301

Land Use Plan Amendment Public School Facility Impact Statement

Property Description

Type:	Local
Amendment #:	CD 03-47 CP
Owner / Developer :	Lauderdale Properties and Investment, LLC
Jurisdiction :	City of Oakland Park
Current Land Use:	Commercial (Approx. 19.417 Acres)
Proposed Land Use:	Residential Irregular Density (12 DU/Acre) (Approx. 19.417 Acres)

Potential Student Impact*

Existing Permitted Units:	0
Proposed Units:	233
Net Change :	+233

Additional Impact:

Elementary Students:	21
Middle Students:	7
High Students:	10
Total:	38

Cummulative Students From
LUPA Approved Since:

Since			
Elem	Midd	High	Total

* Note: Calculations are based upon the maximum student generation rates in the Land Development Code.

Currently Assigned Schools*

<u>Currently Assigned Schools*</u>	<u>School Capacity</u>	<u>20th Day* Enrollment</u>	<u>Over/ (Under) Enrolled</u>	<u>Projected Enrollment**</u>				
				<u>03/04</u>	<u>04/05</u>	<u>05/06</u>	<u>06/07</u>	<u>07/08</u>
Oriole Elementary	709	827	118	756	747	728	720	727
Lauderdale Lakes Middle	927	1,012	85	1,074	1,150	1,198	1,223	1,199
Anderson, Boyd H. High	2,773	2,691	-82	2,685	2,738	2,613	2,614	2,563

COMMENTS: Broward County Public Schools staff is advising the City of Oakland Park Planning and Zoning Board, the City Commission, the applicant(s)/owner(s) and/or future developer(s) of the amendment site that based on the School District's 2003/04 Twentieth Day Membership Counts Report, Oriole Elementary and Lauderdale Lakes Middle Schools are overcrowded in the 2003/04 school year. This application was reviewed as a potential 233 townhouse units development (171 two bedrooms and 62 three bedrooms), and as currently proposed, is anticipated to generate a total of 38 additional students into Broward County Public Schools which will exacerbate overcrowded conditions at the impacted schools. This application is subject to the provisions of Section 7.8 of the Interlocal Agreement for Public School Facility Planning which calls for the mitigation of students generated by proposed residential density increase. Further, the applicant/owner is advised that temporarily, the School Board utilizes other options such as portable classrooms, multi-track year round education, double sessions or boundary changes to accommodate students generated from developments in the County. Information regarding charter schools located within a two-mile radius of the amendment site are provided in the attached correspondence.

* Note: 2003/04 School Year Data - School attendance areas are subject to change each year.

** Adjusted Cohort projections - Cohort Survival Model, School Boundaries Department.

Planned and Funded Improvements in the Currently Adopted District Educational Facilities Plan

Elementary Schools: None

Middle Schools: None

High Schools: None

Comments:

Date: March 4, 2004

By: Facility Management, Planning & Site Acquisition Department